

February 4, 2014

The Manasquan Planning Board held a Regular meeting at 7PM on Tuesday, February 4, 2014 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Chairman Neil Hamilton's statement re: Open Public Meetings Act of 1975 and that notice was given to the Coast Star and forwarded to the Website on January 16, 2014.

Salute to the Flag.

Roll Call:

Present: Chairman Hamilton, Councilmember McCarthy, Board members: Rabenda, Harriman, Apostolou, and Mayor's alternate: Young

Absent: Mayor Dempsey, Board members: Muly, Burke, Ragan, Love, Sullivan, Price and Thompson

Professionals Present: Geoffrey S. Cramer – Board Attorney, Albert D. Yodakis – T & M, Engineer/Planner

Board attorney read the rules and time frame for the meeting.

APPLICATION #08-2014 – Windas, Rita – 59 Marcellus Avenue – Block: 70 – Lot: 26 – Zone: R-2 – Use Variance – Chairman Hamilton stated the applicant sent a letter to the Board asking that this application be carried to the April 15, 2014 4PM meeting. There were no objections. The applicant will be informed as to the Board's decision to approve the continuation.

APPLICATION #06-2014 – Leischner, Steven and Jacklyn – 3 Pickell Alley – Block: 169.06 – Lot: 54 – Zone: R-3 – Attorney Cramer swore in Steve Leischner, owner/applicant, and Brian Bryzinskas, project architect of Grasso Design and Al Yodakis, Board Engineer/Planner. Mr. Leischner was the first to testify, he stated his house was severely destroyed by Storm Sandy and needed to be elevated or demolished. He and his wife chose to demo the house and re-build which according to his denial letter from the Zoning Officer created a Variance for the rear deck setback, where 20-feet is required they propose 9-feet. Their house backs up to Watson's Creek so he doesn't think the encroachment will impact any neighbors. The size of the proposed deck is 12 X 20-feet. His neighbor appeared before the Board a month ago for Variance relief and was successful. Engineer Yodakis asked if the deck would be more than 6-feet in height and the answer was yes and he said according to Ordinance that would create another Variance. The applicant said if he has to reduce the size of the deck by 2-feet it would make it hard to have room for outdoor furniture. Chairman Hamilton polled the Board members, each gave their input. It was the consensus that the rear yard setback should be kept in line with the adjoining property. He should possibly extend the size of the deck lengthwise and maybe shrink the stairs.

February 4, 2014

Board member Apostolou made a motion to open the meeting to the public, motion seconded by Rabenda, all in favor.

There was no audience participation. Board member Apostolou made a motion to close the public portion, motion seconded by Councilman McCarthy, all in favor none opposed.

Mr. Leischner in closing stated he would bring the deck in two-feet, so they will have the 11 ½-foot setback, they will make it a little bit wider. Board member Apostolou mentioned the parking issue; the applicant is reducing the parking to one spot. As the applicant did not notice for the parking but he did notice "any other Variances the Board may wish to grant", he could therefore request the additional parking space in the front. There are now three (3) Variance requests, the height of the deck, rear setback of 11 ½-feet and the additional parking space in the front. Because of the addition of the second curb cut the meeting had to be reopened to the public. Board member Apostolou moved to open to the public again; the motion was seconded by Councilman McCarthy, all in favor. There was no participation from the audience, Board member Apostolou moved to close the public portion, motion seconded by Councilman McCarthy, all in favor. Councilman McCarthy made a motion to approve the application with all the stipulations, motion seconded by Board member Apostolou. Motion carried by the following vote: "yes" Chairman Hamilton, Councilman McCarthy, Board members: Harriman, Rabenda, Apostolou and Young (Mayor's Alternate).

APPLICATION APPROVED

RESOLUTION #02-2014 – Cox, Maryanna – 25 Beachfront – Block: 165 – Lot: 4.01 – Zone: R-4 – Board member Apostolou questioned landscaping plans and if they stay on record. Attorney Cramer said in the Resolution it states that prior to getting final approval is to submit an as-built landscaping plan showing improvements. He had the Secretary read from the Resolution where this is so stated. That is a permanent record kept with the construction file. Board member Apostolou voted to memorialize the Resolution, motion seconded by Councilman McCarthy, Motion carried by the following vote "yes" Rabenda, McCarthy, Hamilton and Apostolou.

RESOLUTION MEMORIALIZED

RESOLUTION #03-2014 – Hollander, Daniel and Claire – 349 Beachfront – Block: 185 – Lot: 19.01 – Zone: R-4 – Councilman McCarthy made a motion to memorialize the Resolution; the motion was seconded by Board member Rabenda. Motion carried by the following vote "yes" Rabenda, McCarthy, and Hamilton.

RESOLUTION MEMORIALIZED

RESOLUTION #05-2014 – Aversa, Jeffrey – 464 E Main Street – Block: 153 – Lot: 26 – Zone: R-3 – Board member Apostolou made a motion to memorialize the Resolution, motion seconded by Councilman McCarthy. Motion carried with the following members voting "yes": Chairman Hamilton, Councilman McCarthy, Board members Rabenda and Apostolou.

RESOLUTION MEMORIALIZED

February 4, 2014

Approval of Vouchers

Approval of Minutes

Comments from Individual Board Members – Board member Apostolou asked to put Chapter 107 of an Ordinance signed into Law and relating to reconstruction. He would like this to be put on for further discussion at a future date.

Board member Apostolou made a motion to open the meeting to the public, motion seconded by Young, all in favor none opposed. There was no audience participation. Councilman McCarthy made a motion to close, motion seconded by Board member Apostolou, all in favor none opposed.

Chairman Hamilton said there is correspondence that came in today from the State of NJ regarding the BOE. He passed copies to the Board members. Chairman Hamilton said it states that the State is not going to review or make any further comments until the Manasquan BOE and the Planning Board have resolved issues that were documented from the public hearing that was conducted in this room. There was extensive discussion as to how this correspondence should be handled as there are outstanding vouchers due to the Planning Board owed by the BOE. Just today the Board Secretary wrote another letter to the Board of Education again requesting that they satisfy the outstanding Vouchers. The Planning Board's position on this is to review and recommend. It was decided that the Secretary would write a letter requesting that in the future the Planning Board please be included in any and all correspondence regarding issues that were identified in the Planning Board Resolution for the BOE High School Athletic Field.

Board member Apostolou made a motion to close the meeting, motion seconded by Councilman McCarthy, all in favor none opposed.

The meeting was adjourned at 8:14PM.

Respectfully Submitted,

Mary C. Salerno
Planning Board Secretary